



PLANNING COMMISSION AGENDA

Tuesday May 23, 2023

The Planning Commission will convene at 6:00 PM on
Tuesday, May 23, 2023 at City Hall, Council Chambers 1001
301 W. Second Street, Austin, TX.

Some members of the Planning Commission may be participating by videoconference. The meeting may be viewed online at: <http://www.austintexas.gov/page/watch-atxn-live>

[Greg Anderson](#) - Secretary
[Awais Azhar](#) - Parliamentarian
[Nadia Barrera-Ramirez](#)
[João Paulo Connolly](#)
[Grayson Cox](#)
[Adam Haynes](#)
[Claire Hempel](#) – Vice-Chair

[Patrick Howard](#)
[Felicity Maxwell](#)
[Jennifer Mushtaler](#)
[Todd Shaw](#) – Chair
[Alice Woods](#)

One Vacancy

Ex-Officio Members

[Arati Singh](#) – AISD Board of Trustees
[Jessica Cohen](#) – Chair of Board of Adjustment
[Jesús Garza](#) – Interim City Manager
[Richard Mendoza](#) – Interim Director of Transportation and Public Works

EXECUTIVE SESSION (No public discussion)

The Planning Commission will announce it will go into Executive Session, if necessary, pursuant to Chapter 551 of the Texas Government Code, to receive advice from Legal Counsel on matters specifically Attorney: Steven Maddoux, 512-974-6080
Commission Liaison: [Andrew Rivera](#), 512-974-6508

listed on this agenda. The Commission may not conduct a closed meeting without the approval of the city attorney.

Private Consultation with Attorney – Section 551.071

PUBLIC COMMUNICATION

The first four (4) speakers signed up prior to the commencement of the meeting will each be allowed a three-minute allotment to address their concerns regarding items not posted on the agenda.

APPROVAL OF MINUTES

1. Approve the minutes of April 25, 2023 and May 9, 2023.

PUBLIC HEARINGS

2. **Plan Amendment:** [NPA-2022-0023.02 - E. 51st and Cameron; District 4](#)
Location: 1127, 1205, 1209, 1215 E. 52ND ST and 5106 – 5114 Lancaster Ct (even numbers only), Tannehill Branch Watershed; University Hills/Windsor Park (Windsor Park) NP Area
Owner/Applicant: 51st Center, LLC; 1209 East Apartments, LLC; Yellow 52 Investments, LLC
Agent: Drenner Group, PC (Amanda Swor)
Request: Multifamily Residential and Mixed Use/Office to Mixed Use land use
Staff Rec.: **Pending**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Planning Department
Postponement Request: Staff postponement request to June 27, 2023.
3. **Rezoning:** [C14-2023-0003 - E. 51st and Cameron; District 4](#)
Location: 1122-1218 E. 51st St, 1125 1/2 -1205 E. 52nd St, 1109-1205 E. 52nd St, 1209 E. 52nd St, 1215 E. 52nd St, 5104-5114 Lancaster Court , Tannehill Branch Watershed; Windsor Park Neighborhood Plan
Owner/Applicant: 51ST CENTER LLC
Agent: Drenner Group PC, (Amanda Swor)
Request: The Applicant is proposing to rezone approximately 7.624 acres from GR-V-CO-NP; GR-MU-V-CO-NP; MF-2-NP; GR-MU-CO-NP; and CS-CO-NP to CS-V-CO-NP.
Staff Rec.: **Pending**
Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov
Planning Department
Postponement Request: Staff postponement request to June 27, 2023.

Attorney: Steven Maddoux, 512-974-6080

Commission Liaison: [Andrew Rivera](#), 512-974-6508

4. **Plan Amendment:** [NPA-2022-0017.01 - Crestview Village; District 7](#)
 Location: 6916, 6926, 6928 N. Lamar Blvd and 808, 810, 812, 906 Justin Ln, Waller Creek Watershed; Crestview/Wooten Combined NP Area and Lamar/Justin Station Area Plan
 Owner/Applicant: 3423 HOLDINGS LLC (Peter Barlin, Manager)
 Agent: Armbrust & Brown, PLLC (Michael Gaudini)
 Request: To amend the Lamar/Justin Station Area Plan to allow a maximum building height of 160 feet on the subject tract. The existing land use on the future land use map is Specific Regulating District. There is no proposed change to the future land use map.
 Staff Rec.: **Pending**
 Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
 Planning Department
Postponement Request: Staff postponement request to June 27, 2023.
5. **Plan Amendment:** [NPA-2022-0030.01 - Gobi 250; District 2](#)
 Location: 1210 Gobi Drive, Williamson Creek Watershed; South Austin Combined (Garrison Park) NP Area
 Owner/Applicant: 1210 Gobi, LLC (Blake Thompson)
 Agent: Alice Glasco Consulting (Alice Glasco)
 Request: Neighborhood Transition to Mixed Use Activity Hub/Corridor
 Staff Rec.: **Recommended**
 Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
 Planning Department
6. **Rezoning:** [C14-2022-0158 - Gobi 250; District 2](#)
 Location: 1210 Gobi Drive, Williamson Creek Watershed; South Austin Combined (Garrison Park) NP Area
 Owner/Applicant: 1210 Gobi, LLC (Blake Thompson)
 Agent: Alice Glasco Consulting (Alice Glasco)
 Request: LO-MU-CO-NP and LR-MU-CO-NP to CS-MU-V-NP
 Staff Rec.: **GR-MU-V-CO-NP**
 Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov
 Planning Department
7. **Plan Amendment:** [NPA-2022-0008.01 - 3117-3121 E. 12th Street; District 1](#)
 Location: 3121 E. 12th Street, Boggy Creek Watershed; Rosewood NP Area
 Owner/Applicant: 3121 E. 12th Horizontal Investors, LP
 Agent: Armbrust & Brown, PLLC (Michael J. Whellan)
 Request: Commercial to Mixed Use land use
 Staff Rec.: **Recommended**
 Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
 Planning Department

- 8. Rezoning:** [C14-2022-0150 - 3117 and 3121 E. 12th Street; District 1](#)
 Location: 3117 and 3121 E. 12th Street, Boggy Creek Watershed; Rosewood NP Area
 Owner/Applicant: 3121 E.12th Horizontal Investors, LP
 Agent: Armbrust & Brown (Michael J. Whellan)
 Request: CS-1-CO-NP, CS-CO-NP, and CS-MU-V-CO-NP to CS-MU-V-CO-NP
 Staff Rec.: **Recommended**
 Staff: Jonathan Tomko, (512) 974-1057, jonathan.tomko@austintexas.gov
 Planning Department
- 9. Rezoning:** [C14-2022-0140 - Brentwood Multifamily; District 7](#)
 Location: 5341, 5337 and 5339 Burnet Road; 5401, 5403 and 5407 Clay Avenue; 1705 Houston Street; and 5400, 5402, 5404, 5406 and 5408 William Holland Avenue, Shoal Creek Watershed; Brentwood Neighborhood Plan
 Owner/Applicant: GDC-NRG Brentwood, LLC
 Agent: DuBois, Bryant & Campbell, L.L.P., (David Hartman)
 Request: The Applicant is proposing to rezone approximately 2.4412 acres from CS-MU-V-CO-NP, CS-MU-CO-NP and MF-3-NP to CS-MU-V-CO-NP and MF-6-NP.
 Staff Rec.: **Pending**
 Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov
 Planning Department
Postponement Request: Staff postponement request to June 13, 2023.
- 10. Rezoning:** [C814-97-0001.15 - Leander Rehabilitation PUD Amendment #16; District 6](#)
 Location: 13430 1/2 through 13450 1/2 Lyndhurst Drive, Lake Creek Watershed; Northwest Park and Ride Town Center TOD
 Owner/Applicant: Austin 129, LLC
 Agent: Drenner Group, PC (Leah M. Bojo)
 Request: PUD to PUD, to change a condition of zoning.
 Staff Rec.: **Recommended**
 Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
 Planning Department

- 11. Rezoning:** [C14-2022-0093 - SDC-MLK; District 9](#)
 Location: 607, 611, 615 W. Martin Luther King Jr. Boulevard & 1809 Rio Grande Street, Shoal Creek Watershed; Downtown Austin Plan (Northwest District)
 Owner/Applicant: Jack Brown Family II Limited Partnership (Paul Brown)
 Agent: Alice Glasco Consulting (Alice Glasco)
 Request: CS to DMU-V
 Staff Rec.: **Recommended**
 Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
 Planning Department
Postponement Request: **Indefinite Postponement request by Applicant.**
- 12. Rezoning:** [C814-06-0175.04 - East Avenue PUD Amendment Parcel H; District 9](#)
 Location: 3300 North IH 35 Service Road Southbound, Waller Creek Watershed; Central Austin Combined (Hancock) NP Area
 Owner/Applicant: LHREV Austin University Park LP (Aaron Russell)
 Agent: Drenner Group (Amanda Swor)
 Request: PUD-NP to PUD-NP, to allow administrative and business office use to exceed 75% of the ground floor area as depicted on Exhibit C-3 of the ordinance
 Staff Rec.: **Recommended**
 Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov
 Planning Department
- 13. Right of Way Vacation:** [2023-004539 - Silverlawn Drive - District 1](#)
 Location: 11309 Wedgewood Dr., Walnut Creek Watershed; Northeast Walnut Creek
 Owner/Applicant: Atlantic Urbana II Braker Lane, LLC
 Agent: HD Brown Consulting - Amanda Brown
 Request: Approve Right of Way Vacation of 4,726 square feet of Silverlawn Dr. - unpaved / undeveloped
 Staff Rec.: **Recommended**
 Staff: Mashell Smith, 512-974-7191, mashell.smith@austintexas.gov
 Development Services Department
- 14. Right of Way Vacation:** [2023-004492 - Cloverlawn Drive - District 1](#)
 Location: 11403 Wedgewood Dr., Walnut Creek Watershed
 Owner/Applicant: Atlantic Urbana II Braker Lane, LLC
 Agent: HD Brown Consulting - Amanda Brown
 Request: Approve Right of Way Vacation of 5,427 square feet of Cloverlawn Dr. - unpaved / undeveloped.
 Staff Rec.: **Recommended**
 Staff: Mashell Smith, 512-974-7191, mashell.smith@austintexas.gov
 Development Services Department

- 15. Right of Way Vacation:** [2023-003019 - Bronze Dr. - District 1](#)
Location: 11513 Wedgewood Dr., Walnut Creek Watershed; Northeast Walnut Creek
Owner/Applicant: Atlantic Urbana II Braker Lane, LLC
Agent: HD Brown Consulting - Amanda Brown
Request: Approve Right of Way Vacation of 5,533 square feet of Bronze Dr. - unpaved / undeveloped
Staff Rec.: **Recommended**
Staff: Mashell Smith, 512-974-7191, mashell.smith@austintexas.gov
Development Services Department
- 16. Site Plan:** [SP-2022-0518C - 415 Lavaca St. - Hilton Dual Brand Hotel](#)
Location: 415 Lavaca St, Lady Bird Lake Watersheds; Downtown Austin Plan
Owner/Applicant: PSOF Austin Hotel Owner, LLC
Agent: Armbrust & Brown, PLLC (Michael Whellan)
Request: Approve FAR request of 26:1 to exceed 25:1 administrative allowance through the Downtown Density Bonus Program.
Staff Rec.: **Recommended**
Staff: Zack Lofton 512-974-9363, zack.lofton@austintexas.gov
Cathleen Campbell
Planning Department
- 17. Site Plan:** [SP-2022-0101C - The Acre at Berkman; District 4](#)
Location: 6203 Berkman Drive, Fort Branch; Windsor Park NP Area
Owner/Applicant: The Acre at Berkman LLC
Agent: LJA Engineering(Hannah Riemer-Rapesak)
Request: Grant compatibility waiver to allow fire access lane and sidewalk within 25 ft compatibility setback.
Staff Rec.: **Recommended**
Staff: Meg Greenfield, 512-978-4663, meg.greenfield@austintexas.gov
Development Services Department
- 18. Final Plat from approved preliminary plan:** [C8-2021-0152.2A - Pinnacle at Wildhorse Ranch Section 2; District 1](#)
Location: 12000 Blue Bluff Road, Gilleland Creek Watershed
Owner/Applicant: Texas WH200, LP (Peter Dwyer)
Agent: Kimley-Horn & Associates (Kevin J. Burks, P.E.)
Request: Approval of the final plat consisting of 54 total lots on 16.13 acres.
Staff Rec.: **Recommended with Conditions**
Staff: Juan Enriquez, 512-974-2767, juan.enriquez@austintexas.gov
Development Services Department

- 19. Subdivision:** [C8-2023-0036.0A - Veranda Apartments](#)
 Location: 7205 E Ben White Blvd, Carson Creek
 Owner/Applicant: Mac McElwrath
 Agent: Ryan Lamarre (Quiddity Engineering)
 Request: Approval of a service extension request for 250 feet of 12 inch water main and 200 or 270 feet of 8 inch gravity wastewater main for a 1 lot final plat on 18.04 acres.
 Staff Rec.: **Recommended**
 Staff: Nicholas Coussoulis, 512-978-1769, Nicholas.Coussoulis@austintexas.gov
 Chris Yanez, Chris.Yanez@austintexas.gov
 Development Services Department
- 20. Subdivision:** [C8-2021-0050.0A - 607 Montopolis Dr Subdivision; District 3](#)
 Location: 607 Montopolis Dr, Country Club East Watershed; Montopolis NP Area
 Owner/Applicant: L4S, LLC (Sean Murphy)
 Agent: Southwest Engineers, Inc. (Grant Geissinger)
 Request: Approval of 607 Montopolis Subdivision which will create a 5 lot subdivision on 0.939 acres of previously unplatted land.
 Staff Rec.: **Disapprove for reasons listed in Exhibit C**
 Staff: Joey de la Garza, 512-974-2664, joey.delagarza@austintexas.gov
 Development Services Department
- 21. Imagine Austin:** [Imagine Austin Year 10 Report](#)
 Request: Recommendation of memo and supporting documentation transmittal to Council of the Imagine Austin Year 10 Report and Executive Summary.
 Staff Rec.: **Recommended**
 Staff: April Geruso, 512-974-9364, april.geruso@austintexas.gov
 Planning Department
- 22. Code Amendment:** [C20-2022-004A - Compatibility on Corridors Correction](#)
 Request: Discuss and consider an ordinance amending Ordinance No. 20221201-056 to ensure that Title 25, Corridor Overlay (COR) is applied to all of the roadways City Council described in Resolution No. 20220609-066
 Staff Rec.: **Recommended**
 Staff: Paul Books, , paul.books@austintexas.gov, 512 974-3173
 Rachel Tepper, rachel.tepper@austintexas.gov. 512 -974-1289
 Planning Department
- 23. Code Amendment:** [C20-2020-015 - Safe Fencing Regulations](#)
 Request: Discuss and consider fence regulations and relocate the ordinance from 25-12 to 25-2-899, with some changes to ensure safer fences.
 Staff Rec.: **Recommended**
 Staff: Lisa Martinez, , lisa.martinez@austintexas.gov, 512 - 974-1289
 Tony Hernandez, tony.hernandez@austintexas.gov, 512-974-1230
 Development Services Department

ITEMS FROM THE COMMISSION

Attorney: Steven Maddoux, 512-974-6080

Commission Liaison: [Andrew Rivera](#), 512-974-6508

24.

NOMINATIONS AND ELECTIONS

25. Nomination of members to be considered by Council to serve on Joint Committees.

FUTURE AGENDA ITEMS

Future agenda items will not be discussed at the current meeting, but will be offered for initiation, discussion or possible recommendation at a future meeting.

BOARDS, COMMITTEES & WORKING GROUPS UPDATES

[Codes and Ordinances Joint Committee](#)

(Vice-Chair Hempel and Commissioners: Anderson, Azhar and Maxwell)

[Comprehensive Plan Joint Committee](#)

(Commissioners: Connolly, Cox and Haynes)

[Joint Sustainability Committee](#)

(Commissioner Woods; alternate seat vacant)

[Small Area Planning Joint Committee](#)

(Commissioners: Barrera-Ramirez, Howard, Mushtaler and Shaw)

[South Central Waterfront Advisory Board](#)

(Commissioner Maxwell)

Accessory Dwelling Units and Duplexes Working Group

(Commissioners Anderson, Azhar, Cox, Howard, Mushtaler and Cohen)

Austin Strategic Mobility Plan Working Group

(Commissioners Azhar, Connolly, Cox and Maxwell)

Design Guidelines Update Working Group

(Vice-Chair Hempel and Commissioner Cohen)

Attorney: Steven Maddoux, 512-974-6080

Commission Liaison: [Andrew Rivera](#), 512-974-6508

Palm District Working Group
(Chair Shaw, Vice-Chair Hempel and Commissioners Anderson, Cohen and Howard)

ADJOURNMENT

The City of Austin is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Meeting locations are planned with wheelchair access. If requiring Sign Language Interpreters or alternative formats, please give notice at least 2 days (48 hours) before the meeting date. Please call Andrew Rivera at the Housing and Planning Department, at 512-974-6508, for additional information; TTY users route through Relay Texas at 711.

Attorney: Steven Maddoux, 512-974-6080
Commission Liaison: [Andrew Rivera](#), 512-974-6508

SPEAKER REGISTRATION

All participants wishing to address the commission must register to speak. Public participation is available by teleconference or in-person.

Teleconference Registration

Registration for participation by teleconference closes on **Tuesday, May 23, 2023 at 2:00 PM**. Teleconference code and additional information to be provided after the closing of the teleconference registration period.

In-Person Registration

While in-person registrants are encouraged to register in advance of the meeting, in-person registration closes at **6:00 p.m.** the day of the meeting utilizing a mobile device to scan the below QR code which will be displayed in Council chambers. Mobile devices will also be available at the meeting for public use for the purpose of speaker registration.

Click on link below or scan the QR code and submit the form to register to speak. Speakers should submit a separate registration form for each item of interest.

<https://forms.office.com/g/irmTaGAqPp>



Please contact Andrew Rivera, Commission Liaison, for questions regarding speaker registration at Andrew.rivera@austintexas.gov or by phone 512-974-6508.

Presentations and handouts are requested to be e-mailed to Commission Liaison Andrew Rivera at Andrew.rivera@austintexas.gov by 1:00 PM day of the meeting.

PARKING & VALIDATION

Parking is available at the City Hall parking garage and is free with validation. A stamp machine will be available to manually stamp the parking ticket.

Speaker Testimony Time Allocation

PUBLIC HEARING

Speaker	Number	Minutes
Applicant /Agent	1	5 min. and 3 min rebuttal
Speakers For	Up to 3	3 min.
Speakers For	Unlimited	1 min.
Speaker	Number	Minutes
Primary Speaker Against	1	5 min.
Speakers Against	Up to 3	3 min.
Speakers Against	Unlimited	1 min.

No donation of time allowed.

DISCUSSION POSTPONEMENT

Speaker	Number	Time Allocated
Primary Speaker Favoring Postponement	1	3 min.
Secondary Speaker Favoring Postponement	1	2 min.
Primary Speaker Opposing Postponement	1	3 min.
Secondary Speaker Opposing Postponement	1	2 min.

PARKING & VALIDATION

Parking is available at the City Hall parking garage and is free with validation.

A stamp machine will be available to manually stamp the parking ticket.

ORDER OF MEETING

Determination of Quorum / Meeting Called to Order

Reading of Proposed Consent Agenda

*Vote and Disposal of Consent Agenda

**Determination of Discussion Postponement Items

Discussion Cases (Including public comment, staff and applicant / representative presentations)

Other Business

Adjournment

* The consent agenda may be acted upon by one vote without separate discussion.

Speakers are allowed to provide testimony on an item proposed for the consent agenda. At the discretion of the Commission the item may remain on the consent agenda.

** Discussion postponement consists of public comment by 2 individuals for the postponement and 2 individuals against the postponement. Testimony should not delve into the merits of the case. The granting of a postponement must be approved by affirmative vote of the Commission.

Planning Commission 2023 Meeting Dates

Unless otherwise noted, meetings will convene at 6:00 PM at Austin City Hall

Tuesday, January 10th, 2023 (1/10/23)	Tuesday, May 9th, 2023 (5/9/23)	Tuesday, September 12th, 2023 (9/12/23)
Tuesday, January 24th, 2023 (1/24/23)	Tuesday, May 23rd, 2023 (5/23/23)	Tuesday, September 26th, 2023 (9/26/23)
Tuesday, February 14th, 2023 (2/14/23)	Tuesday, June 13th, 2023 (6/13/23)	Tuesday, October 10th, 2023 (10/10/23)
Tuesday, February 28th, 2023 (2/28/23)	Tuesday, June 27th, 2023 (6/27/23)	Tuesday, October 24th, 2023 (10/24/23)
Tuesday, March 14th, 2023 (3/14/23)	Tuesday, July 11th, 2023 (7/11/23)	Tuesday, November 14th, 2023 (11/14/23)
Tuesday, March 28th, 2023 (3/28/23)	Tuesday, July 25th, 2023 (7/25/23)	Tuesday, November 28th, 2023 (11/28/23)
Tuesday, April 11th, 2023 (4/11/23)	Tuesday, August 8th, 2023 (8/8/23)	Tuesday, December 12th, 2023 (12/12/23)
Tuesday, April 25th, 2023 (4/25/23)	Tuesday, August 22nd, 2023 (8/22/23)	Tuesday, December 19th, 2023 (12/19/23); 5:00 PM